



Greenfields



Beech Avenue, Ruislip HA4

Offers Over £300,000

This one bedroom first floor flat is ideally situated on a quiet residential cul-de-sac within walking distance of the various shops and restaurants as well as the tube station at both Eastcote & Ruislip Manor which get you into London within thirty minutes. For the motorist the A40, M40 and M25 are easily accessible. Eastcote station is an 8 minute walk away.

The flat would suit a first time buyer or buy to let investor,

The flat is accessed via its private front door and comprised of a one large double bedroom, a modern bathroom suite. There is a bright reception room with access into the modern fitted kitchen. There is an allocated parking space for a car at the rear of the property.

OUTSIDE

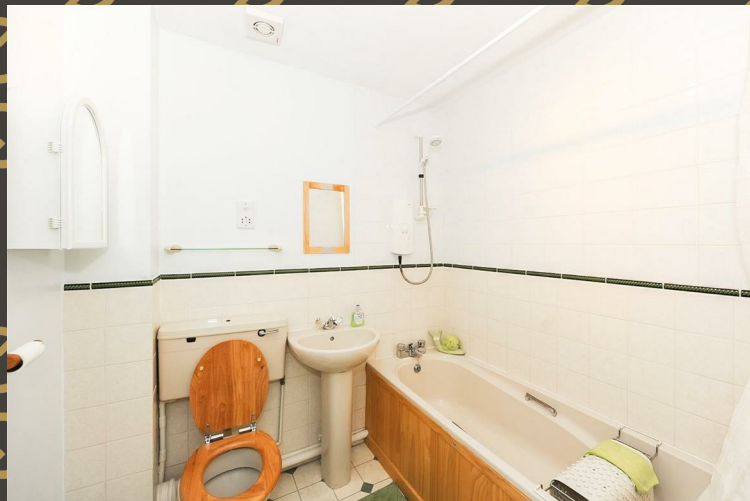
To the rear there is a well maintained communal garden shared between the flats in the block.

VIEWINGS

Please contact our Greenfields Office on 01895 628 560 if you wish to arrange a viewing appointment for this property or require further information.

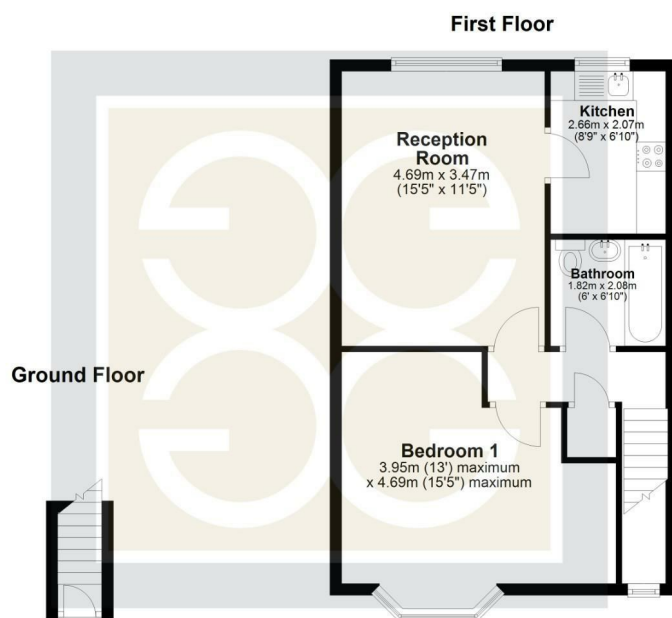
- One Large double bedroom
- Large lounge
- Modern fitted kitchen
- Modern bathroom
- Close to tube
- Parking

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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